



Development Site

- Circa 1 acre
- Active planning consent for 79 bed care home
- Other uses suitable subject to planning and landlord's consent
- Available to rent or purchase by way of ground leasehold acquisition

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LAND FOR SALE/TO LET

Woodhouse Triangle/A171, Guisborough,
TS14 6QU

Location

The site lies adjacent to the A171 Guisborough bypass, close to its junction with Middlesbrough Road and to the northwest of Guisborough town centre.

The A171 is the main trunk road taking traffic from the Middlesbrough area to the North Yorkshire Moors and coast including Whitby and Scarborough.

Guisborough lies approximately 10 miles east of Middlesbrough.

Description

The site provides a triangular shaped site of approx. 1 acre with the northern part of the site (approx. 0.25 acre) sloping downwards.

There is a Co-op convenience store and Petrol Filling Station as well as a Subway within immediate proximity. The site is immediately adjacent to the 63 bed Guisborough Manor care home as well as new residential developments close by and on Middlesbrough Road.

Tenure

The property is available by way of a ground lease expiring in March 2125 at a peppercorn rent, or alternatively to rent.

Uses

The site has an existing consent for a 79 bed Care Home.

Other uses considered subject to planning and freeholders consent.

Price and Rent

On application.

Service Charge

A service charge is in place to cover costs of maintaining the estate. Further information is available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

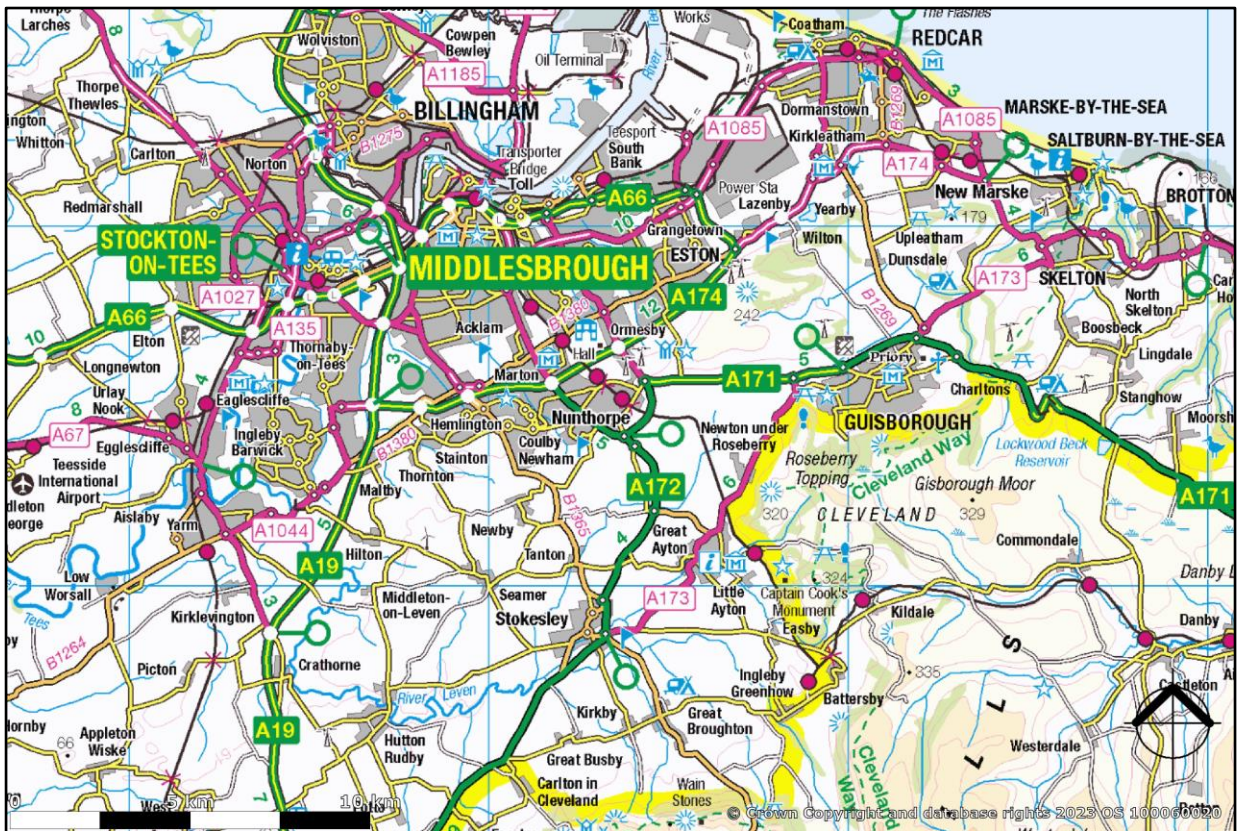
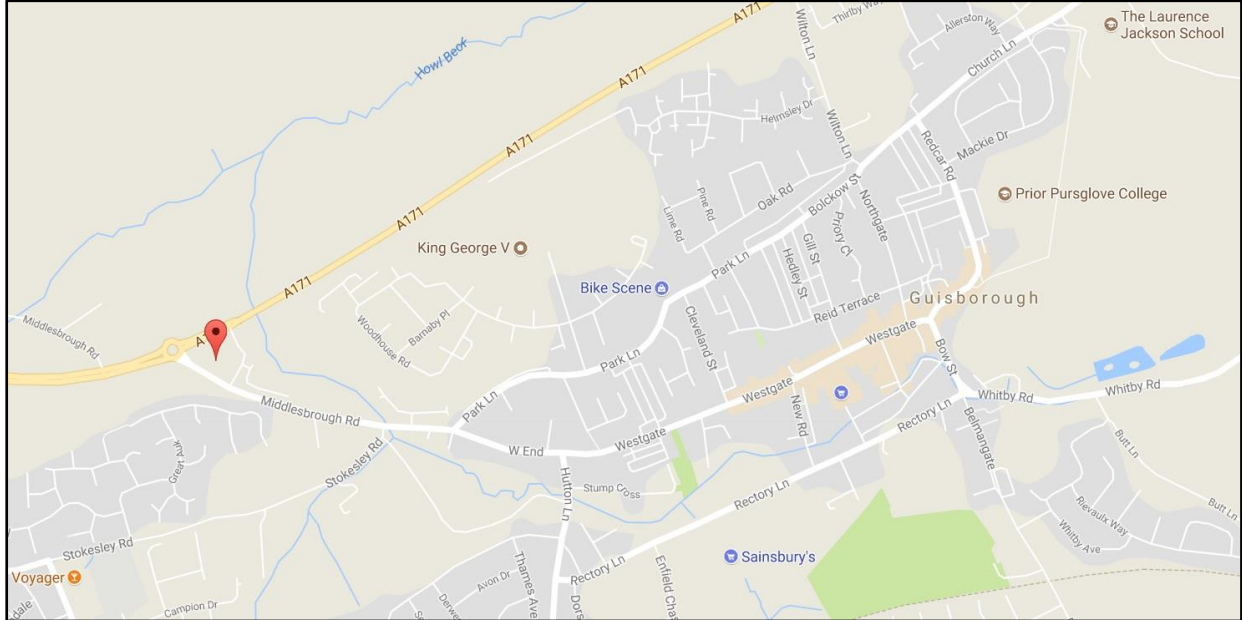
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser/ tenant.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.





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